

Malheur County Development Corporation Board Meeting Minutes

Tuesday, October 26, 2021

10:00 am (Mountain Time)

Conference Call Number: 541-896-1824

Meeting held via telephone

Members Present:

- Grant Kitamura, Board President
- Greg Smith
- Kay Riley
- Corey Maag
- Jason Pearson

Guests:

- Brad Baird, Anderson Perry
- Leslie Thompson, Argus Observer
- Les Zaitz

Staff:

- Ryan Bailey
- Julee Hicks

Regular Board Meeting Call to Order and Approval of Minutes:

Board President Grant Kitamura called the meeting to order at 10:02 am. Kitamura referenced minutes of the October 12th board meeting. Kay Riley moved to accept the meeting minutes as presented and Jason Pearson offered a second. Minutes for the board meeting held October 12th were accepted unanimously.

Kitamura asked for an update on the TVRC from Greg Smith. Smith shared that the final steps toward closing the real estate transaction are in process. Also noted was the imminent acquisition of insurance to complete the Industry Track Agreement.

Additional notes from Smith included:

- The contractor will purchase and utilize local materials as directed within the earthwork contract.
- Talks are underway to enhance the current line of credit with the Bank of Eastern Oregon.
- Invoices are current and paid as agreed.

Brad Baird, President of Anderson Perry, gave his update and noted the need for a representative signer from MCDC on the standard contract package. Following discussion, Kitamura asked for a motion to enable Greg

Smith to sign contracting documents. Kay Riley moved and Jason Pearson offered a second for Smith to sign. The motion carried unanimously.

Baird also shared:

- Moving ahead with the building purchase to eliminate any future wait time/down time.
- Final dates for bidding the upcoming three contracts.

Kitamura asked if the board had any additional questions. No comments were shared. Kitamura then asked if there was any public discussion or questions. Leslie Thompson of the Argus Observer asked for clarification on the upcoming earthwork contractor meeting. Baird offered that the meeting is scheduled for November 4th in La Grande.

Lastly, Kitamura asked if there was a need for executive session and learned there was not. Smith noted that the auditor is readying the financial review. During that discussion, it was agreed that Corey Maag will act as “another set of eyes” in reviewing invoices for payment.

With no further discussion, Grant Kitamura adjourned the meeting at 10:28 am.

Respectfully Submitted,
Greg Smith, Officer to the Board